

Brookline Preservation Commission

Local Historic District Report

Local Historic District: Pill Hill

Applicant: Joan Meade-Daly

Address: 3 Hall Road



Statement of Significance: This is one of a group of four houses built by the Sewall Realty Trust on the south end of the former Hall Estate (135 High Street). The houses are all examples of the Colonial Revival style with very minimal architectural ornament.

Proposed Alterations: Continuation of an Application for a Retroactive Certificate of Appropriateness to install vinyl fence in south (front) yard; and to install vinyl windows on house; and continuation of an Application for a Certificate of Appropriateness to enclose porch on west (side) elevation of house.

Applicable Guidelines:

Fence

The design of fences should be appropriate in scale and architectural style to the building, its site and the surrounding properties.

The following should not be used for residential properties: (i) plastic fences, (ii) chain link fences, unless minimally visible, (iii) split rail fences, (iv) stockade fences, unless minimally visible and (v) lattice fences, except as a side or rear yard garden element and (vi) light gauge tubular and roll formed sheet metal fabricated fences.

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Windows

Existing windows should be repaired, not replaced.

If a replacement window is proposed, the material and design of the existing window, including the casing, size, number of panes and type of window, should not be changed, unless the window is not a character-defining feature of a façade, in which case minor changes in the proposed replacement window may be approved by the Commission.

New and replacement windows should not be clad in non-historic materials. Vinyl or vinyl-clad and metal-framed sash, and replacement windows incorporating external storm panels that are integrated into the sash, should not be used.

Porch

Porches and entrance porticos, including ornamental details, should be retained.

Preliminary Findings: Vinyl windows and vinyl fencing are inappropriate to install in a Local Historic District. The Commission may wish to continue the application for the porch enclosure until more articulated plans are submitted and the vinyl elements have been removed.



Existing conditions

Some windows of the house have been replaced with vinyl windows



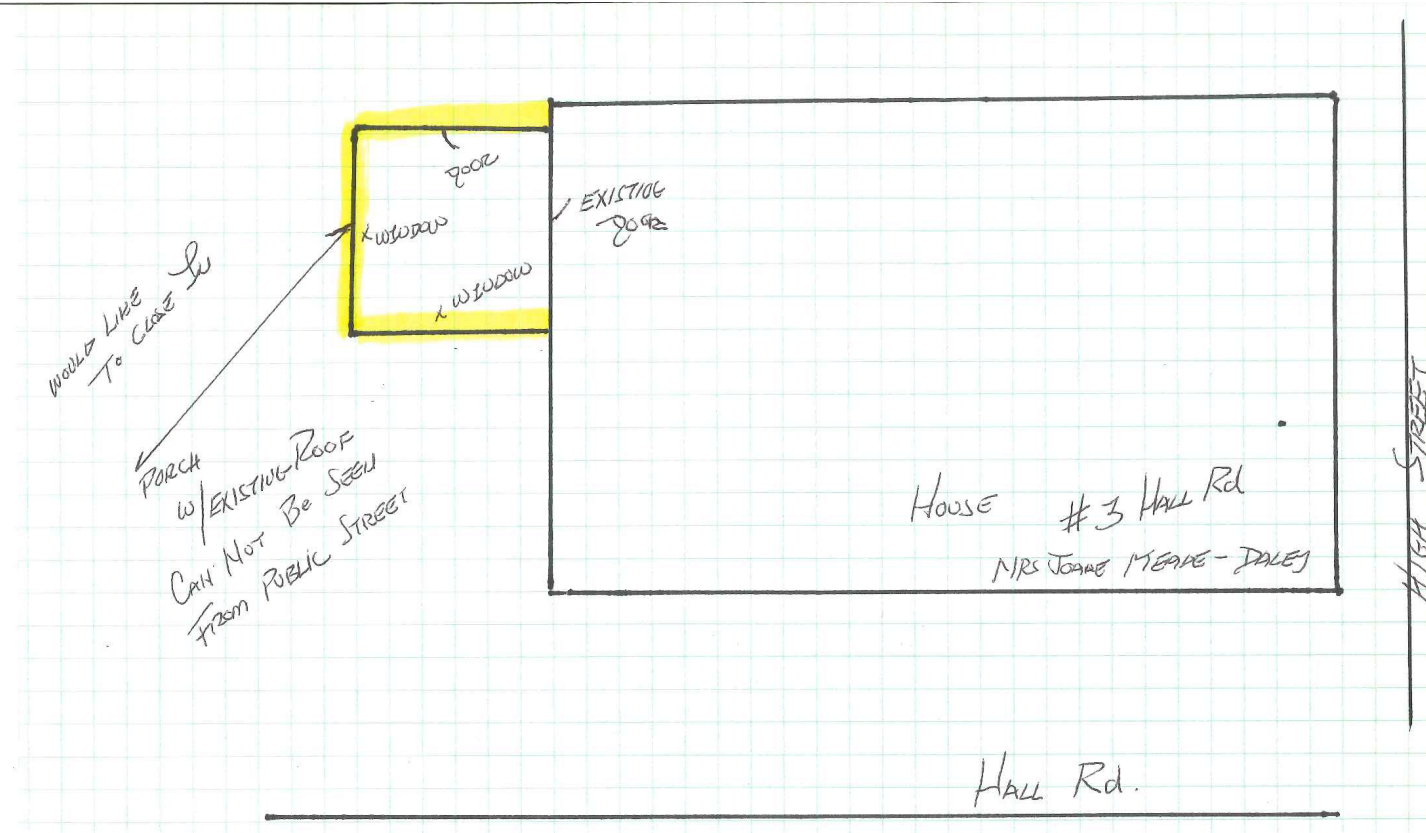
Wood fence in undated photo

Wood fence circa 2003




Neighboring wood fence

Vinyl Fence



~~XX~~ ↙ MATCH EXISTING



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